

IN RE: PETITION FOR ZONING VARIANCE  
NS Frederick Road, 184' W  
Melvin Avenue  
1004 Frederick Road  
1st Election District  
1st Councilmanic District  
Legal Owner: Robert A. Lilly  
Contract Purchaser:  
Catonsville Baptist Church  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 413.1 to allow a dual faced church bulletin board sign with a total square footage of 61.2 feet in lieu of the permitted 30 square feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Catonsville Baptist Church, was represented by Mr. Al Brown, who appeared and testified. There were no Protestants.

Based upon the evidence and testimony presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of February 1989 that the Petition for Zoning Variance from Section 413.1 to allow a dual faced church bulletin board sign with a total square footage of 61.2 feet in lieu of the permitted 30 square feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:mmm  
cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

Mr. Al Brown  
9551 Oakleigh Court  
Ellicott City, Maryland 21043

RE: Petition for Zoning Variance  
Case No. 89-298A

Dear Mr. Brown:

Enclosed please find the decision rendered on the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

February 1, 1989

Dennis F. Rasmussen  
County Executive

JRH:mmm  
att.  
cc: Peoples Counsel  
Pastor Robert A. Lilly, Catonsville Baptist Church  
1004 Frederick Road, Catonsville, Maryland 21228

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1 to allow a dual faced church bulletin board sign with a total square footage of 61.2 feet in lieu of the permitted 30 square feet.

The existing sign is small and sits parallel to Frederick Road whereby the increased traffic and speed of vehicles does not allow time to search for the old sign. We need this sign to identify who and where we are without distracting from motorist driving obligations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

CATONSVILLE BAPT. CHURCH

(Type or Print Name)

Robert A. Lilly - Pastor

Signature

1004 Frederick Rd

Address

Catonsville MD 21228

City and State

Legal Owner(s):

ROBERT A. LILLY

(Type or Print Name)

Robert A. Lilly - Pastor

Signature

Milton McBride

(Type or Print Name)

Signature

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Robert A. Lilly

Name

Address

City and State

Attorney's Telephone No.:

744 0658

Address

Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of February 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of January 1989, at 9 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

(over)

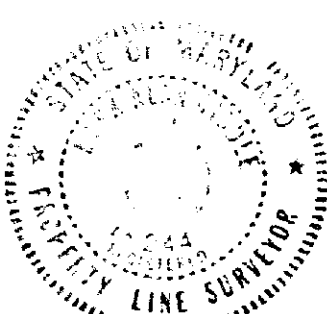
STV LYON ASSOCIATES  
ENGINEERS ARCHITECTS PLANNERS  
21 GOVERNOR'S COURT  
BALTIMORE MD 21207-2722  
301-244-2112

ZONING DESCRIPTION  
CATONSVILLE BAPTIST CHURCH  
1004 FREDERICK ROAD  
CATONSVILLE, ELECTION DISTRICT NO. 1  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point along the northerly side of Frederick Road, Maryland Route No. 144 (66 feet wide), being distant South 80°30'00" West 184.28 feet from the southwesterly side of Melvin Avenue (50 feet wide), thence running along said northerly side of Frederick Road,

1. South 80°30'00" West 191.57 feet, thence leaving Frederick Road and running,
2. North 27°45'50" West 338.00 feet, thence,
3. North 62°14'10" East 356.92 feet to intersect the aforementioned southwesterly side of Melvin Avenue, thence along same,
4. South 27°45'50" East 10.00 feet, thence leaving Melvin Avenue and running,
5. South 62°14'10" West 200.00 feet, thence,
6. South 27°45'50" East 184.29 feet, thence,
7. South 49°24'30" East 67.78 feet, thence,
8. South 27°45'50" East 140.75 feet to the point of beginning ... containing 63,305 square feet or 1.4533 acres of land, more or less.

Mark A. Riddle  
STV LYON ASSOCIATES  
Mark A. Riddle  
MD Reg. Property Line Surveyor No. 244



STV ENGINEERS, Architects, Engineers, Planners, Interior Designers, Projectors, A. M. Urban, Firms STV/Michael Lynn & Associates  
STV/Lyon Associates, STV/Management Consultants, STV/H.D. Nottingham, STV/Sanders & Thomas, STV/Sergey Stevenson Value & Kinch

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st  
Posted for: Variance  
Petitioner: Robert A. Lilly, Contract Purchaser  
Location of property: N.E. Frederick Rd. 184' W. Melvin Avenue  
Location of Sign: North side of Frederick Road, in front of proposed sign site  
Remarks: J. R. Haines  
Posted by: J. R. Haines  
Number of Signs: 1  
Date of Posting: January 11, 1989  
Date of return: January 13, 1989

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

December 27, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-298-A  
NS Frederick Road, 184' W Melvin Avenue  
1004 Frederick Road  
1st Election District - 1st Councilmanic District  
Legal Owner(s): Robert A. Lilly  
Contract Purchaser(s): Catonsville Baptist Church

Variance to allow a dual faced church bulletin board sign with a total square footage of 61.2 feet in lieu of the permitted 30 square feet.

Hearing Scheduled: Tuesday, January 31, 1989 at 9:00 a.m.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
Zoning Commissioner of Baltimore County  
cc: Robert A. Lilly/Catonsville Baptist Church  
File

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J. Robert Haines  
Zoning Commissioner of Baltimore County  
cc: Robert A. Lilly/Catonsville Baptist Church  
File

TO CERTIFY, that the annexed advertisement of

was inserted in the following:  
☒ Catonsville Times  
☐ Owings Mills Flier  
☐ Towson Flier  
☒ JEFFERSONIAN

a week for successive weeks before 13th day of January 1989 that is to the same was inserted in the issues of January 12

PATUXENT PUBLISHING COMPANY

PO 08949  
rg 1425168  
case 89-298-A  
price \$ 67.35

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S Frederick Rd., 184' W  
Melvin Ave. (1004 Frederick Rd.): OF BALTIMORE COUNTY  
1st Election Dist.:  
1st Councilmanic Dist.:  
CATONSVILLE BAPTIST CHURCH, : Case No. 89-298-A  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
687-2188

I HEREBY CERTIFY that on this 24th day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to Robert A. Lilly, Pastor, Catonsville Baptist Church, 1004 Frederick Rd., Catonsville, MD 21228, Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

Date: 1/17

Robert A. Lilly, Pastor  
Catonsville Baptist Church  
1004 Frederick Road  
Catonsville, Maryland 21228

Re: Petition for Zoning Variance  
CASE NUMBER: 89-298-A  
NS Frederick Road, 184' W Melvin Avenue  
1004 Frederick Road  
1st Election District - 1st Councilmanic District  
Legal Owner(s): Robert A. Lilly  
Contract Purchaser(s): Catonsville Baptist Church

Dear Rev. Lilly:

Please be advised that \$82.35 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING APPLICATION MUST BE RETURNED TO BE ISSUED.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 1/31/89 ACCOUNT: R-01-615-000

AMOUNT: \$ 82.35

RECEIVED FROM: Catonsville Baptist Church

FOR: P/A 1/31/89 Hearing

VALIDATION OR SIGNATURE OF CASHIER

JRH:gs  
cc: File

Dennis F. Rasmussen  
County Executive

89-298-A  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 16th day of November, 1988.

Petitioner: Catonsville Baptist Church  
Petitioner's Attorney: James E. Dyer  
Received by: J. Robert Haines  
Zoning Commissioner  
Chairman, Zoning Plans Advisory Committee

Baltimore County  
Fire Department  
Towson, Maryland 21204-2546  
494-4300

December 29, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Catonsville Baptist Church

Location: NS Frederick Rd., 184' W of Melvin Avenue  
1004 Frederick Road  
Item No.: 184 Zoning Agenda: Meeting of 11/15/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] NOTED & APPROVED: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1989

Pastor Robert A. Lilly  
Catonsville Baptist Church  
1004 Frederick Road  
Catonsville, Maryland 21228

RE: Item No. 184, Case No. 89-298-A  
Petitioner: Catonsville Baptist Church  
Petition for Zoning Variance

Dear Pastor Lilly:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

ZD:dt

Enclosures

cc: STV/Lyon Associates  
21 Governor's Court  
Baltimore, Maryland 21207

1908-1988  
80 YEARS OF SERVICE  
Maryland Department of Transportation  
State Highway Administration

November 16, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County  
Catonsville Baptist Church  
Zoning Meeting  
of 11-15-88  
N/S Frederick Road  
MD 144, 184' West of  
Melvin Avenue  
1004 Frederick Road  
(Item #184)

Dear Mr. Haines:

After reviewing the submittal for a variance to allow a dual-faced church bulletin board sign with a total square footage of 61.2 feet in lieu of the permitted 30 square feet, we have the following comment.

We have forwarded this plan to the State Highway Administration - Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

If you have any questions, please contact Larry Brocato of this office at 333-1350.

Very truly yours,

*Robert J. Mills, Jr.*  
Robert J. Mills, Jr., Chief  
Bureau of Engineering  
Access Permits

LB:maw

cc: STV/Lyon Associates  
Mr. J. Ogle  
Mr. M. Stein (w-attachment)

RECEIVED  
NOV 21 1988

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 897-3554

November 25, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

ZAC - Meeting of November 15, 1988  
Item Nos. 152, 183, 184, 186, 187, 188, 189, and 190.

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 152, 183, 184, 186, 187, 188, 189, and 190.

*Michael S. Flahigan*  
Michael S. Flahigan  
Traffic Engineer Associate II

MSF/lvw

RECEIVED  
NOV 24 1988

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines  
Zoning Commissioner  
Date: January 23, 1989

TO: Pat Keller, Deputy Director  
Office of Planning and Zoning

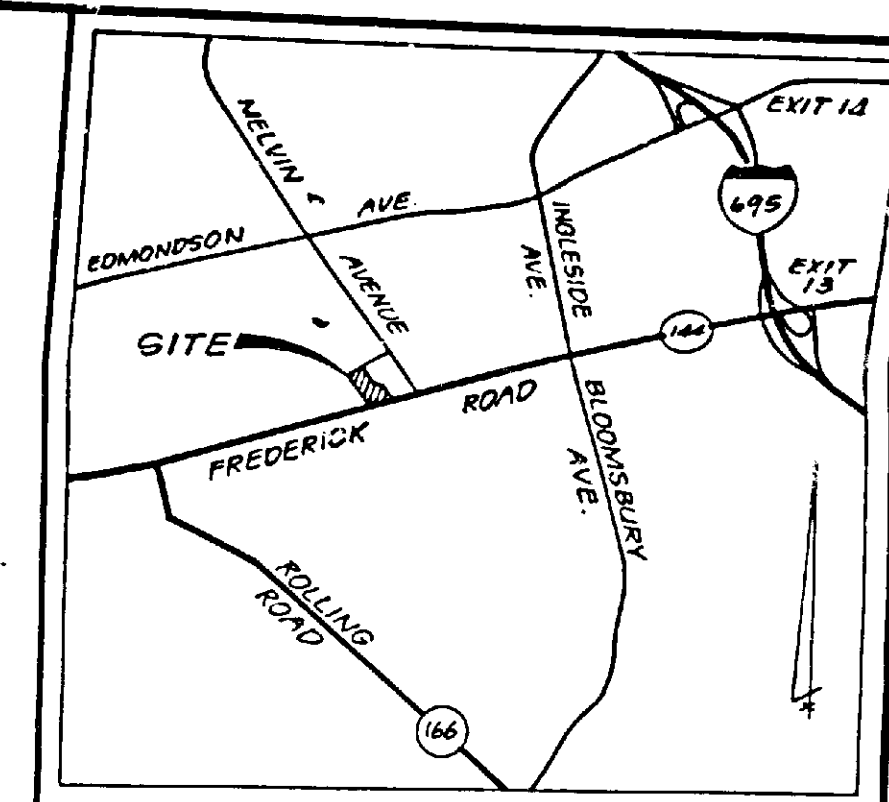
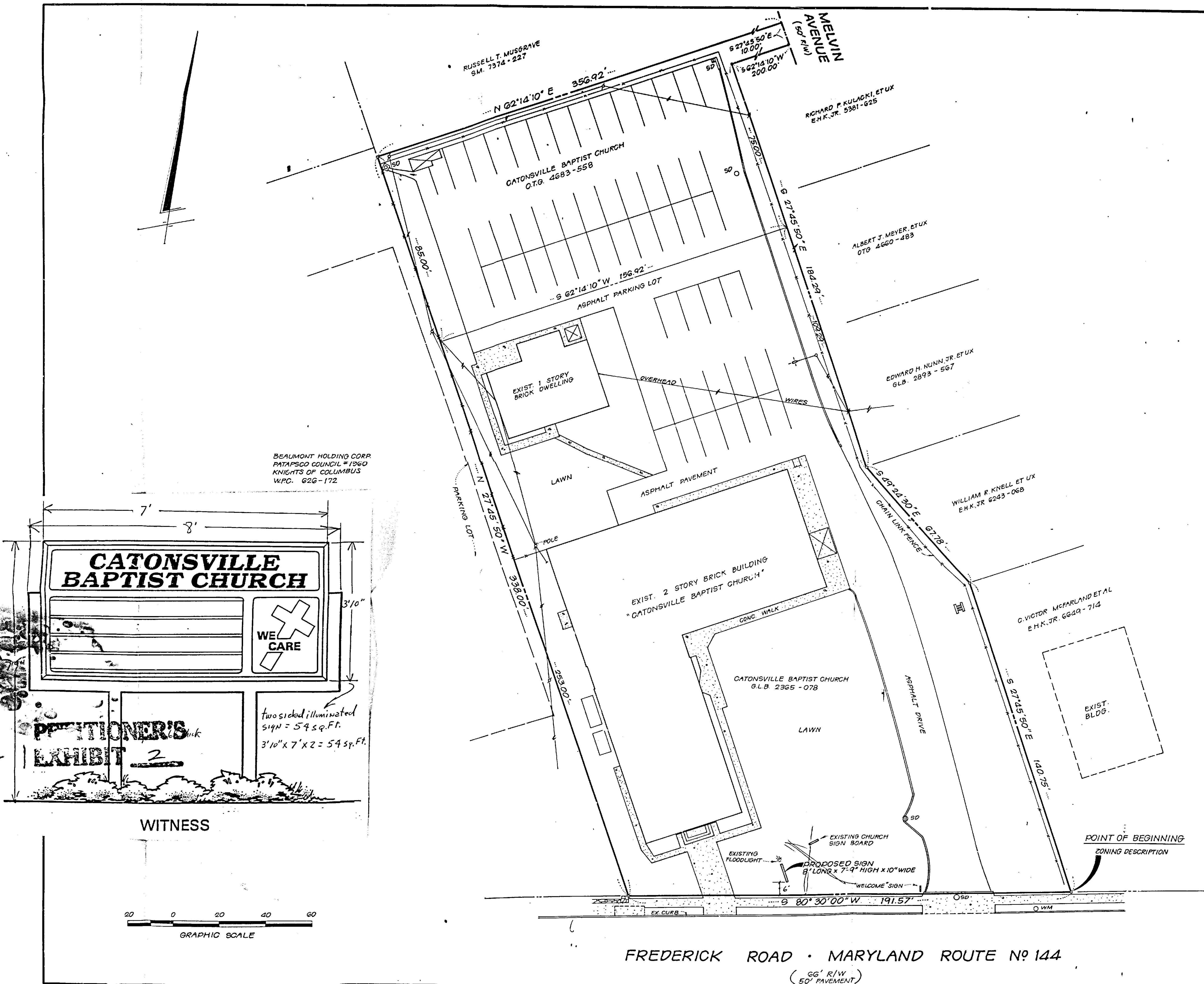
FROM: Zoning Petition Nos. 89-292-A (Tripsco Assoc.); 89-293-1A (Bruner); 89-294 (Major Health); 89-296-A (Chamarral); 89-297-A (Alderman); 89-298-A (Catonsville Baptist); 89-300-A (Hall); 89-301-A (Boegner)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf

RECEIVED  
JAN 24 1989  
ZONING OFFICE





1. BEARINGS AND DISTANCES BASED ON DEEDS OF RECORD. THIS IS NOT A SURVEY.
2. SITE AREA = 1.4533 ACRES ± (63,305 SQ. FT. ±)
3. EXISTING ZONING CLASSIFICATION: DR-3.5

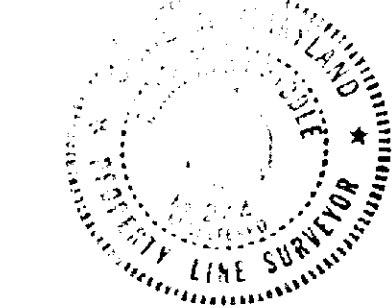
**ZONING DESCRIPTION**  
CATONSVILLE BAPTIST CHURCH  
1004 FREDERICK ROAD  
CATONSVILLE, ELECTION DISTRICT NO. 1  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point along the northerly side of Frederick Road, Maryland Route No. 144 (66 feet wide), being distant South 80°30'00" West 184.28 feet from the southwesterly side of Melvin Avenue (50 feet wide), thence running along said northerly side of Frederick Road,

1. South 80°30'00" West 191.57 feet, thence leaving Frederick Road and running,
2. North 27°45'50" West 338.00 feet, thence,
3. North 62°14'10" East 356.92 feet to intersect the aforementioned southwesterly side of Melvin Avenue, thence along same,
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7. South 49°24'30" East 67.78 feet, thence,
8. South 27°45'50" East 140.75 feet to the point of beginning ... containing 63,305 square feet or 1.4533 acres of land, more or less.

*Mark A. Riddle*  
STVLON ASSOCIATES  
Mark A. Riddle  
MD Reg. Property Line Surveyor No. 244

September 28, 1988



**PETITIONER'S EXHIBIT 1**

#184  
*Sign*

**OWNER/PETITIONER**  
CATONSVILLE BAPTIST CHURCH  
PASTOR ROBERT A. LILLY  
1004 FREDERICK ROAD  
CATONSVILLE, MD 21228  
PHONE: 744-0658

**PRINTED**

SEP 28 1988

ST VLON ASSOC.

**STV / LYON ASSOCIATES**  
Engineers Surveyors Planners  
21 Governor's Court Baltimore, Maryland 21207  
Telephone: 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION

PLAN PREPARATION	
DRAWN BY	DATE
DESIGNED BY	SCALE
CHECKED BY	

**PLAT TO ACCOMPANY ZONING PETITION**  
**CATONSVILLE BAPTIST CHURCH**  
1004 FREDERICK ROAD  
CATONSVILLE • ELECTION DISTRICT NO. 1  
BALTIMORE COUNTY, MARYLAND

**DRAWING NO.**  
8212-59-128  
**SHEET NO.**  
1 of 1